

**MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON FEBRUARY 17, 2021  
(Approved March 17, 2021)**

The Planning Commission held their monthly meeting on Wednesday, February 17, 2021. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen, and Paul Lacon. Also present were Marjorie Brown, Township Solicitor and Rick Tralies, Township Planner.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

**MINUTES**

Mr. Woessner made a motion to accept the minutes as presented for January 20, 2021. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

**CITIZEN COMMENTS**

**SUBDIVISION AND LAND DEVELOPMENT**

There was no subdivision and land development brought before the commission at this time.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Consideration of Annual Report

Mrs. Alexis made a motion to accept the Annual Report. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Consideration of Grant Application Letter to Chester County for Schoolhouse Trail

Ms. Brown indicated a spelling error in the letter. Mr. Parson made a motion to accept signing the letter after the correction is made. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Review of Sign Ordinance Amendments

Ms. Brown continued the review of the Sign Ordinance Amendments. A discussion ensued. Ms. Brown will do a final round of redline from a clean copy for the next meeting.

Discussion re: Proposed Growing Greener Ordinance Amendments

Mr. Tralies continued review of the Growing Greener Ordinance Amendments. A discussion ensued. They reviewed the ordinance amendments up through Section 108.B.3 and will start with Section 108.B.4 at the next meeting.

Discussion re: Waivers

Ms. Brown stated in regards to minor subdivisions, applicants have a lot of expense involved with reviews. Ms. Brown would like the Planning Commissions opinion on the possibility of restructuring the SALDO for minor subdivisions so that they wouldn't need all the consultant's review letters they would just receive the engineer's letter. Brady Flaharty, Township Engineer, would take on the traffic related information that McMahon Associates does now for purposes of deciding if there is a need of dedicating a right-of-way. Ms. Brown's office would still prepare the resolution but would not do a review letter and Mr. Tralies would not do a planning review letter as landscaping is not applicable anyway. There would be flexibility in case Mr. Flaharty or the Planning Commission feel a certain type of review would need to be done. If those review letters were eliminated and a template of a sample of how to request a waiver is provided, it could be distributed when an application is submitted or Mr. Flaharty could include it with his review letter. Ms. Brown feels this would eliminate a lot of expense for the applicant of a minor subdivision. A

discussion ensued. The Planning Commission members all agreed it's a great idea. Ms. Brown will speak with Mr. Kraynik.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

**ADJOURNMENT**

Mr. Tietjen moved to adjourn the meeting at 9:01 pm. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch  
Secretary